



Corporate Report

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DATE: December 13, 2005

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 9, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
New Draft Zoning By-law
City of Mississauga
Bill 20

Public Meeting

RECOMMENDATION: That the Report dated December 13, 2005, from the Commissioner of Planning and Building regarding the new Draft Zoning By-law for the City of Mississauga, be received for information.

BACKGROUND: On January 19, 2005, Council adopted the following recommendation:

PDC-0006-2005 – "That the report titled "Comprehensive Zoning By-law Review Public Participation Process", dated December 14, 2004, from the Commissioner of Planning and Building, be received and that staff be directed to commence the Public Participation Process regarding the Draft Zoning By-law in January 2005 on a ward by ward basis."

The purpose of this report is to provide information on the Public Participation Process of the new Draft Zoning By-law and to seek additional comments from the public on the new Draft Zoning By-law. The report directing staff to undertake the Public Participation Process is attached as Appendix I-1. An Executive

Summary of the new Draft Zoning By-law is included as Appendix I-2.

COMMENTS:**Public Participation Process**

An extensive public participation process was undertaken for the new Draft Zoning By-law between January and June of 2005. Meetings were held in each of the nine Wards in consultation with the Ward Councillors. A meeting was held with representatives of the development industry and a city-wide meeting was held for property owners who were unable to attend the ward meetings. Notification was sent to those whose properties were changing from the existing "A" Agricultural, "RR" Rural Residential, or "RS" Residential Suburban zoning to an appropriate zone in compliance with Mississauga Plan and those who were proposed to be zoned "D" Development. (A List of Public Meeting Dates is included in Appendix I-3).

Approximately 1,000 people attended the meetings and 85 filled in comment sheets. In addition, a web page was created with a direct link from the City's home page to facilitate e-consultation. A summary of the comments received during the Public Participation Process is attached as Appendix I-4.

Highlights of the New Draft Zoning By-law

The Comprehensive Zoning By-law Review process was initiated in February 2002, following Council's adoption of the following recommendation on April 26, 2000:

"That the work plan to undertake a review of the City's Zoning By-laws and the authorization for the Commissioner of Planning and Building to hire outside consultants to study some complex or labour extensive issues during the review, as deemed necessary by the Commissioner, and to prepare a new comprehensive Zoning By-law for the City, be approved in accordance with the Report dated January 11, 2000, from the Commissioner of Planning and Building."

The main reason for undertaking this review was to bring the zoning into conformity with the Official Plan. Currently, the City

has four different Zoning By-laws passed in different years for different areas of the City. This has caused confusion for the public. The language in the existing Zoning By-laws is outdated and numerous Special Sections have emerged in response to changing trends in development.

As part of the review process, the four existing Zoning By-laws were reviewed in detail and relevant provisions were incorporated into the new By-law. Further, all City Departments and external agencies were consulted and provided input into the new By-law. A literature search and a review of other municipalities' zoning by-laws were also undertaken. City Department and external agency comments are summarized in Appendix I-5.

Some of the highlights of the new Draft Zoning By-law are as follows:

- Prepared in an easy to read chart format in plain language;
- If a use is not stated in the By-law it is not permitted;
- A Greenbelt Overlay has been introduced to highlight properties that are designated Greenbelt, located within the Regulatory Floodplain or contained in Special Policy Areas in Mississauga Plan but are in private ownership, indicating that there may be constraints to development in accordance with the Provincial Policy Statement;
- The list of uses requiring separation from residential uses has been expanded;
- Home Occupations have been introduced as a permitted use in detached dwellings, subject to strict regulations;
- Accessory dwelling units and basement apartments are not permitted uses;
- A new definition of "Average Grade" has been introduced for detached, semi-detached, duplex and triplex dwellings that takes into account the grades at the lot lines;
- A deeming clause has been introduced that states that any lot, building, structure, parking area or driveway legally existing at the time of the passing of the new By-law, is deemed to comply with the regulations of the new By-law. Committee of Adjustment decisions for variances to the four existing By-laws, will no longer be valid once the new By-law comes

into effect. The deeming clause will recognize variances with respect to regulations, however, some of the uses permitted by variance may become legal non-conforming. Uses in commercial and employment zones have been expanded and may negate the need for some variances;

- Introduced minimum landscaped buffer regulations between different uses such as Commercial or Industrial next to Residential uses;
- There are a number of properties in the City where the zoning and Mississauga Plan policies do not match. A "D", or Development zone has been introduced to address situations where the legally existing use of a property conflicts with the land use designation Mississauga Plan, or where a large tract of vacant land is currently zoned Agricultural. The "D" zone permits the existing use to continue until such time as the owner contemplates redevelopment. At that time a rezoning application would be required to bring the property into conformity with Mississauga Plan or an official plan amendment and rezoning application would be required to change the use of the land.

A List of Frequently Asked Questions is included as Appendix I-6.

Outstanding Issues

The new Draft Zoning By-law contains a "deeming clause" which recognizes any lot, building, structure, parking area or driveway legally existing at the time of the passing of the new By-law as complying with the regulations of the new By-law. Once the existing zoning by-laws are repealed and the new By-law passed, there are some Committee of Adjustment variances for uses and parking reductions, which will no longer be valid. Since the new By-law has expanded the list of permitted uses in Commercial and Employment zones, the need for use variances should decline. However, where necessary, applicants may have to reapply to the Committee of Adjustment to seek variances from the new By-law or consider rezoning their properties. Council may want to provide a limited time-frame where variance applications will be considered free of charge to recognize variance permissions that exist today for the new Zoning By-law.

Provisions have been included in the new By-law to regulate the use of temporary tents and stages. As a result of the review of the current zoning by-laws and consultation with the public and other City departments, temporary uses such as temporary tents, temporary stages, garage sales and warehouse sales may be more appropriately dealt with in a Temporary Use By-law under the *Municipal Act*.

Since the *Planning Act* does not permit the regulation of lighting in a zoning by-law, regulations have not been included in the new By-law and a by-law passed under the *Municipal Act* may be more appropriate.

Mississauga Plan

On May 5, 2003, Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the purpose of a zoning by-law is to implement the Official Plan, the new Draft Zoning By-law has been prepared to implement the policies of Mississauga Plan.

Official Plan Amendment 25 (OPA 25)

As a result of the review of the existing zoning by-laws in the City, a number of amendments are required to Mississauga Plan to facilitate the implementation of the new Zoning By-law. The details of these amendments are contained in a separate report dated December 13, 2005, from the Commissioner of Planning and Building.

CONCLUSION:

Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the passing of a new Zoning By-law for the City.

- ATTACHMENTS:**
- Appendix I-1 - Report on Comprehensive Zoning By-law Review and Public Participation Process dated December 14, 2004
 - Appendix I-2 - Executive Summary of the Draft Zoning By-law
 - Appendix I-3 - List of Public Meeting Dates
 - Appendix I-4 - Comments from Public Participation Process
 - Appendix I-5 - Agency Comments
 - Appendix I-6 - Frequently Asked Questions

Edward R. Sajecki
Commissioner of Planning and Building



Corporate Report

Clerk's Files

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JAN 10 2005

DATE: December 14, 2004

TO: Chairman and Members of Planning and Development Committee
Meeting Date: January 10, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Comprehensive Zoning By-law Review
Public Participation Process

ORIGIN: Planning and Building Department

BACKGROUND: On April 26, 2000, City Council adopted the following recommendation:

"That the work plan to undertake a review of the City's Zoning By-laws and the authorization for the Commissioner of Planning and Building to hire outside consultants to study some complex or labour extensive issues during the review, as deemed necessary by the Commissioner, and to prepare a new comprehensive Zoning By-law for the City, be approved in accordance with the Report dated January 11, 2000, from the Commissioner of Planning and Building."

COMMENTS: A comprehensive review of the City of Mississauga Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville) and 1965-136 (Town of Oakville), was undertaken between February 2002 and the present. A draft Zoning by-law has been prepared that provides uses and regulations for all lands in the City of Mississauga. A summary of the proposed major changes is attached as Exhibit I-1.

Mississauga Plan Amendments

On May 5, 2003, Mississauga Plan came into effect, except for specific policies that are under appeal to the Ontario Municipal Board. As a result of the comprehensive Zoning By-law Review, amendments are required to ensure compatibility with land uses and zoning, as well as to implement Council approved amendments from the Accessibility Committee, and designations on lands under appeal to the OMB that have been resolved. The details of these amendments are addressed under a separate report to Planning and Development Committee, dated December 14, 2004. It is proposed that the Public Participation Process for both the new Draft Zoning By-law and Mississauga Plan Amendments be undertaken at the same time. In this way, the public will be approached for comments once, and the integral nature of the two documents can be explained and clarified.

Public Participation Process

To address the public participation process, a Draft Communication Strategy has been developed by the Communications Division that deals with the City-wide level of communication and is outlined in Exhibit I-2. Ward-based communication will be undertaken by holding public meetings on a ward by ward basis and these meetings are to be planned in co-ordination with the Councillor for each ward. A meeting will also be held with members of the development industry to provide information and request feedback on the proposed Draft By-law.

Once the ward meetings and the development industry meeting have been held, a report will be submitted to the Planning and Development Committee detailing any revisions and recommending the statutory public meeting be held in accordance with the *Planning Act*, to consider the proposed Zoning By-law.

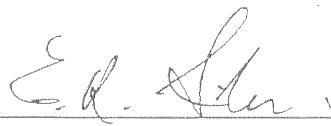
CONCLUSION:

A comprehensive review of current zoning by-laws has been completed by staff. Following a Public review and Participation Process, it is proposed that Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville) and 1965-36 (Town of Oakville), affecting lands within the City of Mississauga be repealed, and a new Mississauga Zoning By-law be adopted by City Council. In this regard, a statutory public meeting is tentatively planned for June 2005. A Public Participation Process is scheduled to commence in late January 2005 and be completed by April 2005. It is appropriate to undertake the Public Participation Process for both the Draft Zoning By-law and Mississauga Plan Amendments at the same time.

The draft Mississauga Zoning By-law is available under separate cover. Copies of the Draft Mississauga Zoning By-law will be available for viewing at the Planning and Building Department, 10th floor, Civic Centre, between 8:30 a.m. and 4:30 p.m. and on the City's website: www.cityofmississauga.ca.

RECOMMENDATION:

That the report titled "Comprehensive Zoning By-law Review Public Participation Process", dated December 14, 2004, from the Commissioner of Planning and Building, be received and that staff be directed to commence the Public Participation Process regarding the Draft Zoning By-law in January 2005 on a ward by ward basis.



Edward R. Sajecki
Commissioner of Planning and Building

COMPREHENSIVE ZONING BY-LAW REVIEW SUMMARY OF MAJOR CHANGES

The goal of the New By-law was to create a document that was easy to use, written in plain language and combined the provisions of the four current by-laws that govern development and use of lands in the City of Mississauga. The new Draft Zoning By-law has been created as an easy to read document that simplifies zoning terms and as much as possible uses plain language, while maintaining the integrity of this legal document.

Some of the basic principles that were established in the comprehensive review of the Zoning By-law are as follows:

- Conformity issues with the Official Plan – The draft Zoning By-law implements the policies of Mississauga Plan on every property in the City. If there is a non-conformity issue on a specific property, a zoning of “D” (meaning Development) has been given to the property indicating that the use of the lands does not conform to the policies of Mississauga Plan and that while the use may continue for the present, any future development of the land, will require conformity with Mississauga Plan or the submission of an Official Plan Amendment application;
- Public Authority Issues (Section 19 in Zoning By-law 5500) – As advised by Legal Services, it is no longer appropriate to exempt all government bodies from any regulations in a zoning by-law. Although there are reasonable exemptions with respect to provisions of services and utilities, the City should be held to the same standards as any property owner within the City;
- Zone Issues – In the current Zoning By-laws for the City, there are too many general zone categories and these do not relate to the land use designations in Mississauga Plan. Some of the provisions of these general zone categories are too rigid and are outdated. The new Draft Zoning By-law has created zone categories that are compatible with land use designations in Mississauga Plan and are more flexible to encourage less use of Exceptions (formerly Special Sections). Zone categories have also been included to reflect changes in the nature of residential development in Mississauga such as “Common Element Condominiums” and detached dwellings on a condominium road.

Some of the criteria used in establishing the Draft Zoning By-law were as follows:

- Incorporation of Development Standards (i.e. permitted Uses and Regulations) in table format to simplify the design of the document;
- Cross Referencing of regulations to ensure that standards are evident;
- Table of Contents at the beginning of each section (i.e. Residential, Commercial, etc.);
- Section Tabs/Dividers for presentation and ease of use;
- Use of Diagrams to explain complicated concepts such as permitted encroachments or dwelling types;
- Simplification of Regulations to ensure that language is clear and concise.

The new Draft Zoning By-law includes a "How to Read this By-law" preamble, and thirteen major Sections as follows:

1. Administration, Interpretation, Enforcement and Definitions
Includes statutory provisions of the By-law, instructions on how to interpret the By-law and Definitions.
2. General Provisions
This section includes provisions that affect all lands regardless of land use.
3. Parking and Loading Regulations
This section includes parking standards and regulations with respect to parking motor vehicles in the City.
4. Residential
This section contains general provisions for all residential lands, as well as specific uses and regulations for different types of residential dwellings in the City.
5. Office
This section includes provisions for office uses in the City.
6. Commercial
The Commercial section contains provisions for uses on commercial zoned lands within the City.
7. City Centre
The City Centre zone provisions specify uses and regulations for lands zoned City Centre.
8. Employment
This section contains general provisions for lands zoned Employment (formerly industrial) within the City.
9. Open Space
The Open Space section provides permitted uses and regulations for lands zoned open space in the City.
10. Greenbelt
This section specifies uses and regulations for lands zoned greenbelt within the City.
11. Parkway Belt Zones
This section provides zone information for lands zoned Parkway Belt in Mississauga.
12. Other (Utility, Institutional, Buffer and Development)
This section provides uses and regulations for lands zoned Utility, Buffer, or Development.
13. Zoning Maps

Some of the major changes to the new Draft Zoning By-law other than format changes are:

- The reduction of Exceptions (site-specific Special Sections) from approximately 2200 in Zoning By-law 5500 to approximately 800 in the Draft Zoning By-law;
- The opening up of commercial and employment zones to permit flexibility and compatibility with the policies of Mississauga Plan;
- The implementation of a Greenbelt overlay system that identifies: properties designated Greenbelt in Mississauga Plan but not yet zoned; lands within the Regulatory Floodplains; and, lands within 2 Special Policy Areas, as areas where development may not be permitted;
- The inclusion of home-based businesses as a permitted use in detached dwellings subject to specific regulations;
- The inclusion of a "Deeming" clause, that recognizes any legally existing building or structure existing at the passing of the By-law, as complying with the new Zoning By-law;
- Reduction in the power of governments to undertake development without regard for the Zoning By-law.

DRAFT COMMUNICATION STRATEGY NEW COMPREHENSIVE ZONING BY-LAW

BACKGROUND:

Mississauga Plan, the City's Official Plan, sets out the long-term growth and development goals. This document guides the City's development decisions. The Zoning By-law specifies the uses and regulations that implement the goals and policies of Mississauga Plan on individual lands within the City.

The Planning and Building Department has undertaken the process of reviewing and consolidating four existing zoning by-laws into one, comprehensive, City-wide by-law.

Staff will initiate a public participation process throughout the winter, involving the general public, various Mississauga interest groups, the business community and development industry representatives. Comments will be reviewed and revisions incorporated as appropriate and the finalized Zoning By-law will be presented to Council for approval and implementation in the spring of 2005.

SITUATIONAL ANALYSIS:

A comprehensive, new Zoning By-law is now needed to align the land use policies and designations in Mississauga Plan with the standards set out in the Zoning By-law. A new Zoning By-law will also simplify, update and standardize uses, regulations, definitions and provisions. The review process is an opportunity to consolidate and present the City's new Zoning By-law in a more understandable and user-friendly format for all users including City staff, agencies, building and development industry, and the public.

Media coverage indicates residents recognize that Mississauga has evolved from a new and growing City to one that is maturing. Each ward may have specific areas of concern and face challenges with proposed changes to the Zoning By-law. These concerns and challenges will be addressed on a ward-by-ward basis through the public participation process. The Communication Strategy will address how the new Zoning By-law will affect residents.

COMMUNICATIONS APPROACH:

It is recommended that communication be initiated on two levels:

- City-wide overview communication to explain importance of zoning in creating and maintaining the quality of life in our community; how zoning fits into the City's planning process and supports the City's vision as articulated in Mississauga Plan.
- Ward-based communication to specific stakeholders and the public as part of the public participation process. Ward meetings will be held in each of the Wards, starting with Ward 1. Following these ward meetings the mandatory public meeting under the *Planning Act* will be scheduled.

This communication strategy deals with the City-wide level of communication.

CITY-WIDE COMMUNICATION STRATEGY

Target Audience:

General public (residents of the City of Mississauga)
Business/property owners
Development /building industry

Specific target groups such as ratepayer organizations, business associations, industries and various community associations will be addressed in the ward-based public participation process. Communication will be direct and tailored to each group, by ward, in conjunction with the Ward Councillor and Planning staff.

Goals:

- Inform the public about the importance of zoning in achieving the City's development goals and objectives;
- Raise public awareness about the Zoning Bylaw Review and the benefits of the proposed new, Comprehensive Zoning By-law; and,
- Inform the public about the opportunities to ask questions and provide comment on the new by-law.

Objectives:

- Provide information through a variety of communication tactics to help stakeholders understand the changes proposed to the Zoning Bylaw ;
- Create opportunities for stakeholders to ask questions and provide input into the review process; and

Develop a better understanding among stakeholders of the City's Zoning By-law.

KEY MESSAGES:

The New Mississauga Zoning By-law – Setting the Standard

What is zoning? Zoning controls the use of lands in our community. It sets out how land may be used; where buildings and other structures can be located; the types of buildings that are permitted and how they may be used; and the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Why Do We Need a New Zoning By-law? The new comprehensive Zoning By-law will implement Mississauga's Official Plan policies, which express the vision for the development of the City. There was a need to update, simplify and combine the four existing by-laws in the City. The new Zoning By-law applies to the entire City and is written in an understandable, organized manner to meet the needs of all users.

You Are Important to the Process! The Zoning By-law affects what you can do with your property. It is important for you to know how the new Zoning By-law may affect you. Come to the meeting in your community, go on-line or phone and let us know what you think.

TACTICS:

Although this strategy's goal is to engage as many stakeholders as possible in this review. Staff's experience is that residents generally attend meetings and provide input for issues that have an immediate, direct and possible negative impact on them personally.

The communication strategy will endeavour to draw out the stakeholders who want to find out more and who want to provide input. Information must be concise and easy to access and the communication vehicles must be selected to provide the widest possible reach, balanced with cost, in areas and ways they would generally access City information.

The following is a list of the communication vehicles, which may be employed in the City-wide component of the Zoning By-law Review Public Participation Process. These vehicles will be evaluated on an on-going basis to ensure that the objectives are met, and to take advantage of additional communication opportunities as they arise:

Your Guide (annual services and Recreation & Parks brochure)

An introduction to the Zoning By-law Review was included in the August 2004 issue.

Brochure

Prepare a simple and concise brochure (to be handed out at Ward meetings, distributed in libraries, first floor of City Hall, that addresses City-wide key messages and encourages stakeholders to find out more information through various sources (Web site/Information Telephone Line) for meeting dates and feedback opportunities.

Web site on eCity

A page in the Planning and Building section of the City's Web site to be created as the on-line source for Zoning By-law Review information, updates about the review process, feedback opportunities and response question and issues in a Q&A format.

Councillors' Newsletters

Information/article will be drafted and included in Councillors' communication (newsletters) at their discretion.

Guest Articles in City-wide Newspapers/Publications

Articles will be submitted for the City guest column in various community publications and prepared to focus on the issues specific to each audience (Mississauga News for residents/Board of Trade for businesses).

Newspaper Advertising

In addition to statutory advertising, ads should be included on City Page on a regular basis to promote ward-based community meeting dates and keep momentum of general awareness messages to a City-wide audience.

Posters/Display in City Facilities

Create simple and concise material to be distributed through City facilities. A display can be used at community meetings and placed in high traffic areas at the Central Library and community centres.

Advertise Ward Meetings on Cable 10

Submit list of Ward meetings to Mayor's Hour to be announced with community events.

Information Telephone Line – "Zone Phone"

Establish a telephone number for stakeholders who do not have Internet access where they can get up-to-date meeting information and where they can leave recorded messages with questions or comments.

MISSISSAUGA DRAFT ZONING BY-LAW

EXECUTIVE SUMMARY



Part 1 – Administration, Interpretation, Enforcement and Definitions

- New definitions and requirements have been formulated where needed. Relevant definitions and administrative requirements from the existing Zoning By-laws have been retained. An illustration section has also been included.

Part 2 – General Provisions

- General provisions have been developed that apply to the entire City.

Part 3 – Parking, Loading and Stacking Lane Regulations

- Parking and loading requirements have been updated and revised as required;
- Stacking lane regulations have been introduced.

Part 4 – Residential Zones

- A range of residential zones have been developed that preserve the character of the different neighbourhoods throughout the City;
- Detached dwelling zones (R1 to R5) have been maintained;
- A provision to permit home-based businesses in detached dwellings with strict performance regulations has been included;
- Setback regulations for rental, condominium and common element condominium townhouses have been introduced;
- Apartment zones permit retirement and long term care dwellings and are based on height and floor space index.

Part 5 – Office Zone

- Recognized existing small office buildings, complexes and clusters throughout the City.

Part 6 – Commercial Zones

- The 31 base commercial zones in the 4 existing zoning by-laws have been reduced to 5 base zones (C1 to C5). The permitted uses in the 5 base commercial zones closely reflect the 4 Commercial designations in Mississauga Plan. The new generic definition of retail store replaces a long list of retail establishments typically used in the current zoning by-laws. This has the effect of opening up the number of commercial uses permitted on commercial properties throughout the City while decreasing the number of existing special section zones.

Part 7 – City Centre Zones

- The innovative and contemporary City Centre zoning has been incorporated into the Draft Zoning By-law.

Part 8 – Employment Zones

- The Employment zones have been updated to reflect a range of current business operations.

Part 9 – Open Space Zones

- Community parks, city parks and cemeteries have been given an appropriate open space zone (OS1 to OS3).

Part 10 – Greenbelt Zones

- Introduced two (2) Greenbelt zones - the G1 Zone for hazard lands and the G2 Zone for natural features;
- Introduced a greenbelt overlay system to identify lands that may have a development constraint due to natural hazards but are not zoned Greenbelt. The lands covered by the greenbelt overlay include those lands designated as Greenbelt in Mississauga Plan, the lands within the Regulatory Floodplain and the Lake Ontario shoreline. Development on lands located within a greenbelt overlay will require approval of or exemption from the provision of environmental studies by the City and Conservation Authority.

Part 11 – Parkway Belt Zones

- No notable changes have been made to the Parkway Belt zones.

Part 12 – Utility, Institutional, Development and Buffer Zones

- Established (B) Buffer and (U) Utility zones;
- Established a new Development (D) zone concept for vacant lands not yet developed and to permit the continuation of legally existing uses that do not conform to Mississauga Plan;
- Zoned the hospitals, University of Toronto and Britannia Farm Institutional (I).

General

- A deeming provision has been included that will recognize the location of buildings, structures and parking areas that legally existed at the time of passing of the new Zoning By-law but do not meet the new regulations;
- The zoning standards from Streetsville and Port Credit have been merged into the Draft Zoning By-law;
- The Draft Zoning By-law has been set up in a very straight-forward manner with cross-referenced sections so that new approaches and future specific studies can be easily incorporated into the By-law.

Contact Information

Mailing Address:
Zoning By-law Review Team

Planning and Building Department
300 City Centre Drive

Mississauga, ON L5B 3C1

Email address: newzoning@mississauga.ca

Zone phone: (905) 615-4920

Website: www.mississauga.ca/portal/residents/zoningbvlaw

Comprehensive Zoning By-law Review

Public Participation Process – Public Information Meeting Schedule

Ward 1:

Thursday February 24, 2005
Clarke Memorial Hall
161 Lakeshore Road West
2:00-5:00 p.m. & 7:00-9:00 p.m.

Ward 2:

Tuesday March 1, 2005
Lorne Park Library
1474 Truscott Drive
2:00-5:00 p.m.

Lorne Park Secondary School (*revised location)
1324 Lorne Park Road
7:00-9:00 p.m.

Ward 3:

Thursday April 14, 2005
Burnhamthorpe Community Centre
1500 Gulliden Drive
2:00-5:00 p.m. & 7:00-9:00 p.m.

Ward 4:

Tuesday March 29, 2005
Mississauga Civic Centre
(Committee Room A)
300 City Centre Drive
6:30-8:30 p.m.

Ward 5:

Monday April 4, 2005
Malton Community Centre
3540 Morning Star Drive
6:30-8:30 p.m.

Tuesday April 5, 2005
Frank McKechnie Community Centre
310 Bristol Road East
6:30-8:30 p.m.

Ward 6:

Tuesday May 17, 2005
Portuguese Cultural Centre
53 Queen Street North
2:00-5:00 p.m. & 7:00-9:00 p.m.

Ward 7:

Tuesday April 26, 2005
Central Library (Noel Ryan Auditorium)
301 Burnhamthorpe Road West
7:00-9:00 p.m.

Ward 8:

Monday May 9, 2005
South Common Community Centre
2233 South Millway
6:00-8:00 p.m.

Ward 9:

Tuesday May 31, 2005
Meadowvale Community Centre
6655 Glen Erin Drive
2:00-5:00 p.m. & 7:00-9:00 p.m.

Open House (All Wards):

Monday June 6, 2005
Mississauga Civic Centre
(Committee Room A)
300 City Centre Drive
12:00-8:00 p.m.

Building Industry Open House:

Thursday March 10, 2005
Mississauga Civic Centre (Committee Room A)
300 City Centre Drive
4:00-8:00 p.m.

APPENDIX I-4

Ward Meeting Comments	
Ward	Comments
1	Requested a photocopy of the existing R1(PC) zoning and the proposed R15 zone standards. (Done Feb 28/05)
1	Existing Zoning - R4, Proposed Zoning - R3 - Residents in the area (at the Ward Meeting, Feb 24/05) advised that many of the lots in this area do not meet the minimum 15.0 m (49.2ft) frontage (many are 40 ft lots - 12m). - Consider zoning this area R4?
1	Proposed zoning is R2-1 (formerly R2-1822) (east side of Glenburnie Road between Indian Valley Trail & Pinetree Way) - Resident advised the 12 lots in this area have lot frontage of 16m. Rezone to R3-1?
1	The 5 year time period on a minor variance should be removed. This restriction denied me the opportunity to consider purchasing a building designated commercial because I could not risk being granted future minor variances. Why would I want to own a commercial building in which I might no longer be allowed to operate my business?
1	We need leadership that listens to the concerns of the local residents. What came through loud and clear was that many residents are as frustrated as I am at the procrastination of our leaders before the demands of builders, contractors and developers. What does the lowly resident have to do to be heard?
1	I am very concerned at the number of "Monster Homes" that are being allowed in areas of more traditional smaller homes. I am equally concerned that the building department seems unable to control building where a permit has not been issued. Specifically two large homes on Ben Macree. Do we need to change the bylaws to make this illegal activity cease to pay?!
1	Meeting times - people working shift work (afternoons) find it hard to attend. Have a morning meeting as well!
1	I disagree with the changing of any by-law to allow businesses in residential areas.
1	I would hope that the City of Mississauga would stand firm on their zoning guidelines at NE & NW corners of Highway 10 and Lakeshore and along Hurontario to the railroad tracks. - two storey stepping to three - not Hi-Rise. Also to protect the integrity of Port Credit's Village character by saving the two stone houses two blocks north of Lakeshore and west of Hurontario.
1	All the codes CL604/M1/M2/D etc mean nothing to the layman. You need to supply a general synopsis list of what each means. By this people can compare "the plan" as a whole rather than as alphabet soup!
1	Admire you are trying to achieve conformity in your zoning, however, Port Credit always prided itself on not confirming as evidenced by monster homes being built in our area. Issues need to be fought on individual basis.

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1	I greatly appreciated the concerns raised re density, lack of parking spots, etc. We love our trees and the "woody" look for our area and I am greatly troubled by these "infillers" who happily cut down trees to build huge homes with high roofs blocking the sky. We hear proposals about large apartments at the foot of Hurontario. Who will insist on 10 storey heights and reasonable density? Who will promote esthetics and community development?
1	I agree with the proposal that: (a) no garage shall extend beyond the front of the dwelling, in R-1 large lot areas. (b) that building size should not exceed 40% of the total area of the lot, in R1 large lot areas. (c) in addition, the over building of infill homes to the size of monster homes is not acceptable, and destructive to our community. Please address this issue, which gravely concerns many, many of our neighbours.
1	Why are home businesses being allowed? The monitoring of these activities can become a nightmare. You already cannot control swimming pool party noise! (We know your by-law, it does not work). Monster homes being constructed ruin the neighbourhood. Regarding Lakeshore & Hurontario NE Corner - strongly urge townhouse development - be the maximum density.
1	Do the by-laws cover:- - landscaping, tree preservation & plantings? - fencing? - beautification?
1	Currently R11 changing to RM7. (1) Disagree with max of 3 storeys for residential area that is basically single to single storey and a half. This is detrimental to existing character of the neighbourhood. Existing height in "x" feet is better to keep scale of buildings in neighbourhood. (2) Disagree with opportunity to put 2 parking spaces on front lawn - traditional rear lot garage will be negated by this scheme. Port Credit needs to remain distinct in character not to become bland like the newer sections of Mississauga. (3) Official Plan description for Port Credit states unique character not to be lost. But this universal broad brush approach to zoning for residences does not recognize the character of the older homes. Do we have to create a historic district to protect our distinct character? Please clarify the District Plan relationship to the rezoning. "Protectionist approach" - no protection of our neighbourhood.
1	* Why was there only one date for this open house? When representing something as fundamental as the draft zoning by-law, it is necessary to give everyone an opportunity to attend, not just those who are available on the one date chosen. *The presentation boards are of little assistance without posting the definitions of the proposed zones.
1	I found the afternoon meeting (Feb 24/05) chaotic. Maps fell from the walls, speakers were unheard and there was a lot of hostility in the room. I was also disgusted to see that the ravine behind my home is NOW designated Greenbelt. Now that builder has cut down 200 trees, built a huge 4 car garage, 2 storey house with a HUGE cabana and asphalted tennis and basketball courts. Some Greenbelt!! What are you doing in Applewood Acres vis a vis the hydro power station is totally illogical? - but true to form.
1	From my letter: What happened to B&B proposals? Does my proposed amendment by adding a definition of B&B and a sixth section to section 401.16.1.1 make sense - will you act on it??

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1	Staff Comment Lakeview Ratepayers Association asked for a copy of the Draft Zoning By-law and maps for the Lakeview Ratepayers Association.
1	Staff Comment Re: Property on Carmen Dr; 2 zones (R1-2, R2-5). Our recommendation, zone entire property to R1-2. Send him all the regulation for both zones and map showing the 2 zones (Map 07). Info mailed May 11/05.
2	Property owners in this area are trying to assemble land and want to build 4 storey Main Street Building with commercial at grade. The OP designation is medium density residential and the proposed zoning D-1. I explained that she would need an OP rezoning and that there are flood plain issues. Question why not designate this area Main Street commercial - encourage live - works etc. subject to resolution of flooding issues. Would complete the Clarkson retail strip and improve pedestrian connections at this intersection!
2	Clarkson Road - prime concern is speeding - no truck traffic - wants posted restrictions.
2	We live at Winston Churchill Blvd S of QEW and are concerned re toxic commercial elements south of us, Royal Windsor Drive to Lakeshore & also effects of upcoming power plant. Would like to see natural fields and trees along creek and Winston Churchill kept for environmental reasons and to offset toxic effects of commercial uses. Re. commercial uses planned, would like to see non-toxic light use.
2	Sheridan Park Drive should be completed between Homelands Drive & Winston Churchill. With Oakville development increasing, traffic on Homelands Drive is increasing as a cut through street. This could be diverted to Sheridan Park Drive with less residential impact.
2	1. The Mattamy (Watercolours) Development should never have been allowed to two exits only, both on Indian Road. A service road along the railroad could have been connected to Mississauga Road and also Lorne Park Road, so easy to go east to the Port Credit Go-station and their high school. Also west to Clarkson. 2. I hope, in the future, that any refinery land in Clarkson if it becomes available, would become the property for the citizen of Mississauga. A unique opportunity to have a glorious lakefront. 3. Buildings around the Go-stations (both) could be high density.
2	Is there a committed timing for the elevated walkway for pedestrians over Southdown Road at the Go-station? With the potential development in the area it becomes urgent.
2	Established grade: should be taken from the front of the house only. Land with basement walkouts should not be discriminated against by taking an average around the building.
2	I was notified of the Ward 2 meeting but live in Ward 1 - get it right! The notice was for the library - meeting held in high school - no signs, no prior notice - get it right! Please respond with an answer as to how the "D" zoning in Port Credit (old Texaco lands) will be developed and when.
2	M1 zoning should be related to amount of air pollution produced. No increase should be allowed and it should preferably be reduced. And light industrial should be particularly resistant to any polluting business being allowed in.
2	I am very concerned about the impact of the third rail track on Ward 2. At the very least the CN and the Federal / Provincial governments should build sound proof walls (as on the QEW) and anti-vibration rail beds to prevent nuisance to residents nearby.

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2	<p>1. Meeting was very useful - consider doing more.</p> <p>2. It appears that zoning by-law revision is on the right track.</p>
2	<p>New development - need to incorporate more green space - walking spaces too small commercial areas so people can walk to shops - small parkettes with park benches - more of a community feeling and encourage people to meet and mingle on their walks. Need less dependence on our cars. For example Mattamy development has no access directly to shopping to Credit Landing Plaza (Loblaws, Blockbuster, Shoppers). My access is also blocked, especially for biking we have to use the treacherous Port Credit underpass which is far too busy for children, could an overpass or tunnel or crossing not have been made in this area to connect us to the shopping district with something other than using cars. We need more manicured parks; flowers, fountains, benches, wetlands, wild spaces are great for hikes, but sometimes we go to parks to relax, throw a frisbee, meet with other people - a space for youth where people can mingle & meet - a community that encourages people out on the streets is a safer community.</p> <p>2 With parks need benches for disabled and elderly to sit & rest.</p>
2	<p>Problems with traffic out of Lorne Park going east. Right now only possibility is Lakeshore. Problems for traffic on Indian Grove and South Service Road re Tim Horton's drive through.</p>
2	<p>Definition of triplex to accommodate this type of development - See # 9 Benson Avenue i.e. 3 units - appearance of detached dwelling (may be divided horizontally and / or vertically). Also - consider revising definition of duplex (to accommodate one unit behind the other).</p>
2	<p>Proposing to build an indoor pool addition to his house. Had been advised by an associate to build it as a separate building so it would not be considered part of GFA, and then join with a breezeway.</p> <p>Advised that it would be an accessory building under the existing and proposed Zoning by-laws with a max size of 10 sq m. Suggested he speak to someone in Zoning Department for info on max. GFA, accessory buildings, etc., and parking.</p>
2	<p>(Note. No Zoning concerns see comments sheet for details.)</p> <p>Very disorganized at 2:00 p.m. at the library, wasn't it! Perhaps smaller maps, individual neighbourhoods, would have split up the milling crowd. Too many colours, very confusing going from one to the other and losing your place. Then trying to get a question answered.</p>
2	<p>Requested draft Zoning By-law information on infill residential area in Ward 2. Staff sent information.</p>
n/a	<p>Requested draft Zoning By-law provisions (S.2.1.9.3) and maps re: Places of Religious Assembly. Staff sent information.</p>
1	<p>Home-based offices. Standards too vague. Who decides how much extra traffic is too much? Permits should be required to operate from home. What tax changes are made? Don't want extra cars parking on street or evening meetings. Will by-law staff enforce violations. This may force neighbours to report other neighbours and is not conducive to friendly relations. We maybe the only City of its size to not have home-based offices but is that a bad thing? Just because others do it, should we? No! Keep Port Credit unique. We grew up in Port Credit. We do not want it to become like many areas in Mississauga, cookie cutter houses, fewer trees all you see are garage doors and pavement, sidewalks, large houses on miniscule lots, cars parked on the street outside because the driveways are too short for more than 2 cars.</p>

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3	Requested information for his property. Staff compiled existing R4 provisions, proposed R3 provisions and copies of mapping (existing & proposed) and it was sent out by mail.
5	Generally very impressive. It's nice that the character of Malton is preserved. It would be nice if the greenbelt areas including those around Wildwood Park were upgraded to "park" areas. More mainstreet commercial were allowed on the west side of Airport north of Morning Star. Particularly it would be nice to have a path system through parks and Greenbelt in Mississauga similar to one along the rivers in Toronto. Perhaps those could link up some day.
5	I would like to see more By-law Enforcement in this area. Many areas have garbage, old cars etc. on their properties, grass not cut, dumpsters overflowing on commercial lots etc. Compared to 40 years ago this area is a <u>slum</u> .
5	We need the area of MALTON cleaned up. We could use more By-law officers for this area. If a By-law would like me to point out the areas I would be happy to go around with him or her. Garbage hanging out of dumpsters, grass on vacant lots, not cut.
5	We are concerned in our area about the number of cars and trucks that take a shortcut from Derry to North Alarton over to Hull to avoid the four corners of Airport Road and Derry. Also containers at end of Cattrick, excessive noise <u>all</u> hours of the night and day. Change in Zoning for Derry to allow not only a restaurant but drive thru at corner of Cattrick and Derry - NOT WANTED.
5	Map 48W does not come up on the website (not sure if existing or proposed). Property info. does not indicate frontage.
5	Highland Farms E1-5 previously DC-2141. Why is it E1?
5	Re: NW corner of Derry Road East and Cattrick Street Existing: HC-250 (Schedule I) - does not permit a drive-through Proposed: New zoning - C3 - permits convenience restaurant (which includes a drive-through. Why was Schedule I deleted? Refused four times (applications to expand/drive-through).
5	North Alarton Street from Derry Road to Hull Street being used as a truck route (are there any controls?)(only one small sign at Derry Road saying "no trucks"), also excess traffic - used as a short cut, going through stop signs (at rush hours morning and evening).
3	Staff sent copy of existing and proposed zoning maps 19, 20, 26, and 27 (Ward 3) as well as Residential General Provisions.
3	Staff sent copy of existing and proposed zoning maps 19, 20, 26, and 27 (Ward 3) as well as Residential General Provisions.
3	Staff sent copy of permitted uses list for E1 to E3, C3, C3-1 and Map 19.
3	Staff sent copy of R4 and R3 (existing and proposed zoning), including Parking and Residential General Provisions.
3	Staff sent copy of RM1 (existing and proposed zoning), Map 20, Parking, and Residential General Provisions.
3	Staff received complaint about school buses parking in residential areas during the day.
3	I am in favour of home-based business by-laws 4.1.16 and 4.1.17. I feel home businesses provide valuable services to the community, make good use of space and help accommodate parents who need to bring in an income but also want to bring up their children. They allow many elderly to supplement their income too.

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3	Thank you for this presentation. I think that there will be considerable pressure for redevelopment of the strip plazas along Dundas Street, east of Dixie Road, to a higher density. Perhaps a mixed-use commercial-residential zone can be considered. What about a provision for a future subway extension?
3	I strongly object to permitting any additional modification to the existing regulations for Residential - 4.1.16 - Home-based Businesses - no expanding under penalty of loss of credibility.
3	We are the owners of the property located at 1450-1458 Dundas Street East. We have reviewed the draft by-law for the new zoning proposal for Ward 3 and we are strongly in support of it. We had in fact been intending on approaching the City of Mississauga for the exact purpose of applying for a rezoning and this proposed draft completely fulfils our desires in that regard. This area is strongly in need of a resurgence in the type and use of the commercial component and the draft by-law simply recognizes the reality and the pressure toward this aim.
7	I attended the Ward 7 Zoning meeting Tuesday April 26, 2005 and was very surprised at the number of people in attendance. The presentations, both oral and visual were top notch, to the point, but not detailed enough to confuse. All speakers were excellent, well spoken and well prepared and concise. Many in attendance asked valid questions which were addressed I hope to their satisfaction. Sometimes one wonders if these events will be a waste of time - this certainly was time well spent.
7	The land is currently zoned M2. We are using it to store new vehicles. The new plan is proposing that it become E2. This would not allow for my current use. I would like the plan amended to allow for my current use. I am interested in acquiring more land along Haines Road for the same use (vehicle storage). Could the plan be amended to allow this use? Currently, there is a shortage of land in this area to allow this use, yet there seems to be an abundance of M1 zoned land.
7	I would like to speak with someone from the Mayor's office with respect to the use of accessory units (basement apartments) within Residential Zones. I understand that current position is to not allow the existence of such units with reason but I would like to propose an opportunity to address the issues to allow the legislation with strict guidelines. I have several arguments that I would like heard about this issue that may help to resolve some of the concerns prohibiting this use currently. Please have someone contact me about this. Thank you.
7	<p>I recently attended the information session on the new zoning by-law. I wanted to congratulate the Planning Staff at the city on a job well done. Merging the zoning by-laws into one and more importantly, ensuring consistency with the official plan is much needed. As a professional planner I understand the need for solid zoning by-laws to fully implement the growth policies for this city. As a life long resident of Mississauga I am very, very pleased with the growth strategy that has been developed. I fully support the intensification projects that are occurring in the city centre. I do however think that the OP should allow for more office towers in the</p> <p>downtown. I realize there are market factors which also have a great influence, however I think that the mix of uses needs to encourage office development a bit more. My second concern is with the public transportation to support this development. Mississauga transit needs to greatly expand to meet the growing need. Also, a fast efficient service sells itself and entices people to use the system. I realize that the city is adding in additional bus lanes throughout various routes, but are there any thoughts or plans for a more rapid method of transit - possible trains? Great job and keep up the excellent work.</p>

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7	Our area is zoned R1&2. I understand this to be for single family dwellings. What do we do about commercial operations: rooming house which adds at least 5 vehicles to the owners. This establishment also runs "taxi" from this dwelling; a property owner now has 2 adjacent properties from which runs an aluminum window/siding company. The company has a compound for all these vehicles. Workers drive there to take work trucks. Also on this property is a dog kennel. We also have a non-residential dental office on the street. Also within our area, a home has been converted into a day care facility, no longer a home. Multi-residential dwelling units are coming. Have we ensured sufficient parking per units. Currently Webb Drive apartments are creating parking issues on surrounding residential streets. Landscape buffers of high-rise to homes are insufficient. These previously agreed to have not come about or have been changed to provide above ground parking. Is the by-law going to enforce these? Are these same multi-dwelling units being required to recycle?
7	Our street is zoned R1-2, which I understand is Residential not multi or Commercial. We have both!! A rooming house with 5 cars and 2 taxis over and above the owner's vehicle; a window company and dog kennel runs behind 2 properties he owns. Staff parking on street - storage of windows and siding on site.
7	I fully support the update to the City Zoning By-law. It is overdue. I do not approve expanding the number of home-based businesses. These in time destroy the character of residential areas. Traffic increases and leads to complete commercialization. One of the associated problems is that by-laws are not well enforced. Even when complaints are made by-law enforcement is difficult to obtain especially after normal business hours.
6	Being able to run an office from home makes sense. If you are doing everything by computer and nobody needs to come to your property it doesn't bother anyone or change the environment in any way. I would like to see clown added under artist as it is an art-form and a job that doesn't bother the neighbours. They benefit kids, seniors to have some humour. It's a job where the clown goes to the clients party location. In case anyone gets picky about the wording of artist, clown should be added to come under artist.
6	Streetsville - Site 5 - offices (existing) now zoned R3. Many contain offices (previously zoned TR4). Consider a zone exception for this area to recognize existing offices and potential for other uses.
6	Concern with the loss of uses in TR4, TR5 areas (will no longer be able to run a business on these lands; area around Ontario St. and William St. (immediately to the north of the MDI and HDI lands); also would not be able to have multiples.
6	We agree with William Street being a residential zone. Between Henry and Ontario Street, William Street should have only home businesses which are contained inside the home and do not have high numbers of customers coming to the house. Also, the business must not create disturbing noises outside. Queen Street (between Henry and Ontario) should not have businesses or buildings which would require development on east side properties on William St.
8	We want to maintain our prior greenbelt uses that allow accessory structures ie. structures permitted as per original zoning as per Section 126 (uses), 127 (setbacks), 128 G-exception for a special site. We would like to negotiate these conditions now in cooperation with the City - Sheridan area.
8	RM4-1 - S/S Burnhamthorpe between Glen Erin Drive and Erin Mills Pkwy (street townhouses)

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9	A skating rink would be great somewhere on Ninth Line above Eglinton and below Doug Leavens.
9	5 large lots; existing zoning "A", proposed zoning "R1"; Mississauga Plan, Lisgar Site 1 permits business, professional office. 3755 Britannia Rd. W. (westerly lot) contains a veterinary clinic which is a permitted use in "A". Rezone this property to R1-Exception to permit veterinary clinic. Note adjacent property to 3755 Britannia Rd. W. contains an insurance office (permitted by Committee of Adjustment).
9	<p>1. Increase in Density - due to increasing demand of housing, it will be good if we may allow basement apartments provided there is sufficient services available. Such a decision will help to maintain the existing character of detached houses where basement access can be provided from outside. High-density apartment buildings may be zoned along GO-Train corridor.</p> <p>2. Aesthetic quality of commercial centres to be preserved. Art commission may be set up to approve to guide the designs of buildings in such complexes.</p> <p>3. Old Areas Ripe for Redevelopment - may be identified so that they are zoned for more appropriate use to meet the changing needs of the people.</p> <p>4. Home-Based Business - some home based business may be permitted with the situated restriction that it does not disturb the adjoining houses within the neighbourhood, like doctors, architects, layers, business. They should be simply operated by the owners of the home. No extra large employment.</p>
CW	Staff Comment re: Proposed Power Plant - Eastern Power (Mattawa Avenue) sent copy of Map 12 (Existing and Proposed zoning). Mailed June 10/05
CW	Staff Comment re: NE corner Lakeshore Rd.E. and Dixie Rd. (formerly zoned DC-1493) Z-map 05. C4 zone - uses and regulations, Copy of Map 5 (existing and proposed zoning). Schedule for Park Development OS2 site (south side of Lakeshore Rd. E., south of Dixie (Community Services). When will Lakeview District meetings be held?. Information mailed June 8/05.
CW	Staff Comment requested copy of proposed E2-28 and D zone regulations. Also requested existing A and AC5-276 zone regulations. Copies mailed June 8/05.
CW	Staff Comment requested copy of proposed E2 and E3 uses and provisions and existing M1 and M2 uses and provisions. Copies mailed June 8/05.
CW	Staff Comment requested copy of R3-42 zoning and OP. Letter explaining change to OP. Mailed June 13/05.
CW	Staff Comment Power Plant concerns adjacent to Residential.
CW	Staff Comment Power Plant concerns adjacent to Residential.
CW	Thanks for excellent planning for the future.
CW	Staff Comment zoned RR (existing Garden Centre), proposed zoning R3. New special site to recognize garden centre in Erin Mills District (Winston Churchill).
CW	Staff Comment 10 lots or so that are approximately 52" (51"-59") frontage. Should be R3 lot regulations. Attended Ward 1 meeting and made same comment.

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CW	Good progress on home business allowability. Church being built on Bristol Road/Credit River is huge compared to previous - very unfair to residents.
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E-Mail Messages			
Ward	Date Received	Response Sent	Comments
n/a	18-Jan-05	18-Jan-05	Re: Corporate Report (December 14, 2004) - Comprehensive Zoning By-law Review - Public Participation Process
n/a	25-Jan-05	25-Jan-05	Re: General Inquiry Request for notification and status of process
n/a	28-Jan-05	31-Jan-05	Re: Definitions "Drugless Practitioner"
n/a	9-Feb-05	11-Feb-05	Re: Commercial Property on Creditview Road
2	17-Feb-05	17-Feb-05	Re: Ward Meetings Ward 2 Meeting Notice error, availability of an executive summary for changes to Ward 2
1	17-Feb-05	18-Feb-05	Re: Residential/Commercial FRAM Development
6	17-Feb-05	18-Feb-05	Re: Residential Proposed zoning for resident's property
8	18-Feb-05	18-Feb-05	Re: Draft ZBL e-mail address Testing new zoning e-mail account
1	18-Feb-05	18-Feb-05	Re: Residential (Schools) ISNA school in Ward 1; webpage complaint (speed and font size)
n/a	19-Feb-05	21-Feb-05	Re: Employment E2/E3 zoning
	21-Feb-05	22-Feb-05	
1	21-Feb-05	21-Feb-05	Re: Residential Bed and Breakfast Establishments
2	21-Feb-05	22-Feb-05	Re: Residential Designing renovation for property on Owenwood Drive. Inquiring of any proposed changes
1	23-Feb-05	not required	Re: Power Plants Supports the Draft Zoning By-law not proposing to permit a power plant from locating at Haines and Middlegate Rds.
1	23-Feb-05	23-Feb-05	Re: Ward # Requested confirmation as to which Ward the address is located within.
2	23-Feb-05	23-Feb-05	Re: Residential Minimum Rear Yard Setbacks (Port Credit area)
1	23-Feb-05	2-Mar-05	Re: Residential Bed and Breakfast Establishments E-mail related to 21-Feb-05 correspondence
2	23-Feb-05	25-Feb-05	Re: Residential Confirm proposed zoning. Complaint regarding illegal triplex/basement apartments.
2	24-Feb-05	25-Feb-05	Re: Residential Proposed zoning for this area. Existing zoning is R3
n/a	25-Feb-05	28-Feb-05	Re: Draft ZBL webpage Couldn't locate the draft by-law.
7	24-Feb-05	17-Mar-05	Re: Ward Meetings Inquiring about meeting for Ward 7 (time, date, location)
1	25-Feb-05	28-Feb-05	Re: Draft ZBL information Unable to attend Ward 1 meeting. Request for information on proposed changes.
1	27-Feb-05	28-Feb-05	Re: Draft ZBL information Unable to attend Ward 1 meeting. Request for information on proposed changes.
n/a	24-Feb-05	28-Feb-05	Re: Bed and Breakfast Establishment Letter received from FOBBA (Federation of Ontario Bed and Breakfast Accommodation) encouraging consideration for permitting these establishments in private residential dwellings.
5	28-Feb-05	28-Feb-05	Re: Ward Meetings Inquiring about meeting for Ward 5 (time,date,location)

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n/a	28-Feb-05	28-Feb-05	Re: Definitions "Established Grade" (correspondence received by e-mail and fax)
1	28-Feb-05	28-Feb-05	Re: Ward Meetings Missed Ward 1 meeting. Looking for general information.
n/a	28-Feb-05	1-Mar-05	Re: Draft ZBL/Mississauga Plan Amendments Requested general information on both the Draft Zoning By-law and Mississauga Plan Amendments.
2	28-Feb-05	1-Mar-05	Re: Residential Wants to see recreational vehicles (motor homes) be permitted to park on residential driveways for a maximum of 72 hours per month.
1	1-Mar-05	1-Mar-05	Re: Draft ZBL information Attended Ward 1. Resident wanted to know how Draft ZBL could be reviewed in more detail.
n/a	2-Mar-05	2-Mar-05	Re: Building Industry Open House - March 10, 2005
n/a	2-Mar-05	02-Mar-05 03-Mar-05	Re: General Provisions Question regarding provisions for new ambulance and fire stations.
1	4-Mar-05	4-Mar-05	Re: Employment Resident questioned any proposed changes to the area bound by Dundas to the north, The Queensway to the south, Dixie to the east, and Cawthra to the west.
2	7-Mar-05	7-Mar-05	Re: Draft ZBL Webpage Reported difficulty uploading on line z-maps. Requested proposed zoning information for their property.
3	7-Mar-05	8-Mar-05	Re: Ward Meetings Inquiring about meeting for Ward 3 (time, date, location)
n/a	11-Mar-05	11-Mar-05	Re: Draft ZBL information Looking to obtain a copy of the draft ZBL.
1	10-Mar-05	11-Mar-05	Re: Draft ZBL information Missed meeting for Ward 1. Looking for a summary and information on proposed zoning for the Port Credit area around the Go Station.
2	10-Mar-05	11-Mar-05	Re: Residential (Infill Guidelines) Resident spoke with staff at the Ward 2 meeting and requested further information. A copy of the text and z-maps for the infill areas in Ward 2. An e-mail was sent to resident to notify of the information being mailed.
n/a	11-Mar-05	11-Mar-05	Re: Job Search - ZBR Team Submitted her resume to the ZBR Team. Resume was re-directed to HR.
n/a	10-Mar-05	14-Mar-05	Re: Definitions "Pedestrian Mall"
n/a	15-Mar-05	15-Mar-05	Re: Draft ZBL information Regarding site on Mavis Rd.
7	11-Mar-05	15-Mar-05	Re: Parking Standards - Place of Religious Assembly Insufficient parking complaint and alleges a banquet facility operates out of the basement of the church.
8	10-Mar-05	10-Mar-05 17-Mar-05	Re: Ward Meetings Inquiring about meeting for Ward 8 (time, date, location). Once confirmed the information was e-mailed to resident on March 17/05.
n/a	17-Mar-05	17-Mar-05	Re: Zoning Information Wants to establish an indoor playground/party centre in either the Argentinia and Hwy 401 area or Laird St. off of Dundas St. and Hwy 403. Looking for zoning/legal info for these locations.
n/a	18-Mar-05	addressed at a meeting with ZBR Team staff 07-Apr-05	Re: Commercial Petro-Canada sites
9	21-Mar-05	22-Mar-05	Re: Residential (driveway widths) Requesting regulations for expanding width of driveway for property on Mulligan Crossing.
1	25-Mar-05	28-Mar-05	Re: Development Proposal - Deta Rd. and Lakeshore Rd. E. Refer to e-mailed letter for details.

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n/a	28-Mar-05	28-Mar-05	Re: Employment inquiring about minimum front yard setback requirement for property on Northwest Dr.
1	28-Mar-05	29-Mar-05	Re: Residential (Basement Apartments) Refer to e-mailed letter for details.
n/a	29-Mar-05	29-Mar-05	Re: Status of Draft Zoning By-law Inquiring about timing, next steps and anticipated approval of the draft Zoning By-law.
n/a	29-Mar-05	addressed at a meeting with ZBR Team staff 07-Apr-05	Re: Commercial Auto Commercial Service/Gas Bar outlets in Mississauga.
4	30-Mar-05	30-Mar-05 31-Mar-05	Re: Residential Complaint concerning cut-through traffic along Huntington Ridge Blvd and Guildwood Way as well as a commercial business operating out of a detached dwelling.
1	27-Mar-05	31-Mar-05	Re: Power Plants Concerns regarding reconstruction of the Cooksville Power Generating station located on Cawthra Rd and North Service Rd and the setback proximity to nearby homes.
3	31-Mar-05	31-Mar-05	Re: Draft ZBL Webpage Reported difficulty locating proposed changes to Ward 3.
6	3-Apr-05	4-Apr-05	Re: Residential Refer to e-mailed letter for details.
n/a	5-Apr-05	6-Apr-05	Re: Commercial C4 zone questions, timing of approval of draft by-law, and proposed zoning for property on Port St. W.
2	n/a	6-Apr-05	Re: Clarkson Village Study
3	6-Apr-05	6-Apr-05	Re: Ward Meetings Further information request for upcoming meeting for Ward 3. Received postal walk notice in the mail.
2	4-Apr-05	7-Apr-05	Re: Definition of "Established Grade" and Calculation
9	11-Apr-05	12-Apr-05	Re: Curb Cuts and Tree Removal Resident referred to T&W for curb cut info and the Forestry section for tree removal info.
6	12-Apr-05	13-Apr-05	Re: Draft ZBL information Request for proposed zoning and permitted uses on east side of William St. between Henry St. and Ontario St.
n/a	13-Apr-05	13-Apr-05	Re: General Inquiry Resident questioned if the City's inspectors conduct roof inspections on residential dwellings, as well as if a permit is necessary for a building addition. Not related to the Draft ZBL.
n/a	12-Apr-05	13-Apr-05	Re: Ward Meetings Inquiring about meetings schedule.
n/a	13-Apr-05	13-Apr-05	Re: Employment Property on Mavis Rd.
7	14-Apr-05	14-Apr-05	Re: Committee of Adjustment Application Expressed concerns about a dental office operating at a location near their home.
7	15-Apr-05	18-Apr-05	Re: General Inquiry Received meeting notice. Resident inquiring where they can review the draft By-law.
n/a	14-Apr-05	18-Apr-05	Re: General Inquiry Zoning question regarding establishing an indoor sports facility.
n/a	18-Apr-05	n/a	Re: Draft ZBL information Automobile Impound Facilities.
3	15-Apr-05	19-Apr-05	Re: Residential Property on Greybrook Cres.

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3	19-Apr-05	20-Apr-05	Re: General Inquiry Garbage suggestion, development design and access availability for Fire Dept., traffic.
8	25-Apr-05	26-Apr-05	Re: Greenbelt/Residential Property on Mississauga Rd.
7	14-Apr-05 25-Apr-05	15-Apr-05 26-Apr-05	Re: Residential/General Inquiry Property on Sir Richard's Rd./Queensway Hydro Corridor.
7	24-Apr-05	26-Apr-05	Re: Residential Front yard setback in R1 zones. (Gordon Woods area).
n/a	27-Apr-05	27-Apr-05	Re: General Inquiry Provisions for expanding driveway. Referred to Zoning and T&W (for curb cut info if needed).
7	28-Apr-05	28-Apr-05	Re: Residential Front yard setback in R1 zones. (Gordon Woods area)
1	22-Apr-05 25-Apr-05 27-Apr-05	22-Apr-05 26-Apr-05 28-Apr-05	Re: Residential Infill housing (monster homes) on Troy Street.
8	28-Apr-05	29-Apr-05	Re: Draft ZBL information Proposed zoning for the area around Colonial Drive in Ward 8.
1	4-May-05	16-May-05	Re: Residential Property on High St. E.
7	4-May-05	not required	Re: Ward Meetings Congratulatory e-mail regarding Ward 7's meeting.
n/a	5-May-05	5-May-05	Re: General Inquiry Where/how to obtain a copy of the draft ZBL.
7	29-Apr-05	5-May-05	Re: Commercial DC/C1 zoning. Meadowgreen Academy Inc. Existing/proposed zoning inquiry.
6	16-May-05	16-May-05	Re: Residential Parking of motor vehicles on residential properties.
6	16-May-05	not required	Re: Residential Resident sent a blank e-mail with no questions or concerns. E-mail followed up and resident confirmed her previous questions were answered.
6	16-May-05	16-May-05	Re: Residential Dog kennels in residential zones.
7	13-May-05 16-May-05	13-May-05 16-May-05	Re: Commercial Property on Dundas St. E.
7	13-May-05	16-May-05	Re: Commercial Property on Hurontario St.
6	17-May-05	not required	Re: Residential Resident replied to staff's response regarding dog kennels in residential zones.
n/a	18-May-05	18-May-05	Re: Residential Placement of air conditioner units in side yards of homes in Churchill Meadows.
9	20-May-05	25-May-05	Re: Residential Design Plans - subdivisions/homes in Churchill Meadows.
2	20-May-05	24-May-05 by phone	Re: Residential Retirement Dwellings
n/a	27-May-05	27-May-05	Re: Draft ZBL information Where to find info on new Draft ZBL.
8	27-May-05	30-May-05	Re: Residential Home-based Businesses
2	27-May-05 30-May-05	30-May-05 30-May-05	Re: Letter (May 24/05) Resident received notice. Inquiring about property on Thorn Lodge Dr.
1	27-May-05	30-May-05	Re: Letter (May 24/05) Resident received notice. Inquiring about property on High St. E.
7	27-May-05	30-May-05	Re: Letter (May 24/05) Resident received notice. Inquiring about properties on Agnes St.
2	30-May-05	30-May-05	Re: Letter (May 24/05) Resident received notice. Inquiring about properties on Truscott Dr. and Dundas St. E.

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8	30-May-05	30-May-05	Re: Letter (May 24/05) Resident received notice. Inquiring about property on Featherston Dr.
4	31-May-05	31-May-05	Re: Residential Home-based Business inquiry. Referred to Zoning.
4	30-May-05	31-May-05	Re: Draft ZBL information Proposed zoning for z-map 28 area. Concerns with traffic volume. Traffic concerns forwarded to T&W for review and action.
9	31-May-05	31-May-05	Re: Letter (May 24/05) Received notice for property on Derry Rd. W. Clients have an OPA and rezoning application in process for this property.
9	31-May-05	1-Jun-05	Re: Draft ZBL Comments
n/a	1-Jun-05	1-Jun-05	Re: General Inquiry Looking for the draft ZBL on-line.
3	1-Jun-05	1-Jun-05	Re: Draft ZBL information Wants a copy of the Draft ZBL and a copy of the z-map for the area south side of Eglinton, west side of Tomken, south to the hydro transmission line.
9	31-May-05	1-Jun-05	Re: Residential Basement apartments in RM1 zones.
5	7-Jun-05	7-Jun-05	Re: Draft ZBL information Inquiring about property on Bonhill Rd.
1	03-Jun-05 07-Jun-05	07-Jun-05 08-Jun-05	Re: Letter (May 24/05) Received notice. Inquiring about property on Park St. E.
n/a	07-Jun-05 08-Jun-05	08-Jun-05 08-Jun-05	Re: City's e-alerts/e-newsletters Resident complaint about receiving notices after meetings have taken place. Resident signed up for e-newsletters instead of e-alerts.
6	8-Jun-05	10-Jun-05	Re: Commercial Property on Britannia Rd. W.
1	8-Jun-05	10-Jun-05	Re: Definitions "Drugless Practitioner"
n/a	13-Jun-05	14-Jun-05	Re: Existing A zones (Agriculture) Inquiring about the proposed draft ZBL and the effects on lands currently zoned A (agriculture).
7	13-Jun-05	13-Jun-05	Re: Letter (May 24/05) Received notice. Inquiring about property on Agnes St.
n/a	8-Jun-05	14-Jun-05	Re: Draft ZBL Comments Britannia Farm
n/a	15-Jun-05	16-Jun-05	Re: Letter (May 24/05) Received notice. Inquiring about properties: Assumption Cemetery, 6933 Tomken Rd. Mount Peace Cemetery, 3204 Cawthra Rd. St. Joseph's Cemetery, 5440 Durie Rd. W. St. Mary's Cemetery, Dickson Rd.
n/a	17-Jun-05	not required	Not Related to Draft ZBL
n/a	23-Jun-05	23-Jun-05	Re: Meeting Request with ZBR Team
1	24-Jun-05	27-Jun-05	Re: Letter (May 24/05) Received notice. Inquiring about property on Alexandra Ave.
3	28-Jun-05	28-Jun-05	Re: Draft ZBL information Inquiring about proposed zoning for property on Eglinton Ave. E.
8	30-Jun-05	30-Jun-05	Re: Letter (May 24/05) Inquiring about proposed zoning for property on Walnut Grove Rd.
7	4-Jul-05	4-Jul-05	Re: Draft ZBL information Inquiring about proposed changes in and around the area of Kirwin Ave.
7	4-Jul-05	5-Jul-05	Re: Home-based Businesses and Signage
5	5-Jul-05	6-Jul-05	Re: Commercial Property on Dixie Rd.
9	06-Jul-05 07-Jul-05	07-Jul-05 08-Jul-05	Re: Letter (May 24/05) Received notice. Inquiring about property on Britannia Rd. W.
5	11-Jul-05	14-Jul-05	Re: Employment Inquiring about proposed zoning for properties bounded by Elmbank Rd., Caroga Rd., Campus Rd., Indian Line and Airport Rd.

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6	19-Jul-05	20-Jul-05	Re: General Inquiry Status of Draft ZBL, dog kennels in Residential Zones.
6	21-Jul-05	22-Jul-05	Re: General Inquiry Dog Kennels
1	21-Jul-05	22-Jul-05	Re: General Inquiry Appeals to the Draft ZBL, when and where they can be registered.
6	17-Jul-05	21-Jul-05	Re: Letter (May 24/05)
	28-Jul-05	28-Jul-05	Received notice. Inquiring about property on Eglinton Ave. W.
n/a	3-Aug-05	4-Aug-05	Re: General Inquiry Status of Draft ZBL, particularly section concerning home-based businesses.
n/a	10-Aug-05	10-Aug-05 by phone	Re: General Inquiry Status of Draft ZBL.
6	9-Aug-05	11-Aug-05	Re: General Inquiry Dog Kennels
6	11-Aug-05	12-Aug-05	Re: General Inquiry Contact information for the Compliance and Licensing Section.
n/a	11-Aug-05 e-mail & fax	12-Aug-05	Re: Place of Religious Assembly Property on Kennedy Rd.
6	12-Aug-05	not required	Re: General Inquiry Acknowledged receipt of staff's last response.
n/a	n/a	12-Aug-05	Re: General Inquiry (Dog Kennels)
6	17-Aug-05	17-Aug-05	Re: General Inquiry Clarification of what is permitted in an OS zone by means of a public or institutional use. Referred to Zoning Section.
6	19-Aug-05	23-Aug-05	Re: General Inquiry Motor vehicle/repair business in a residential area.
n/a	26-Aug-05	26-Aug-05	Re: Draft ZBL Comments Commenting deadline. When is it? (note: caller also sent e-mail asking the same question)
1	25-Aug-05	1-Sep-05	Re: Residential (Port Credit) Concerns with lot severances/lot sizes/lot frontages in Port Credit. Residents/members wish to retain 50 foot lots. Looking for guidance on how to go about this.
n/a	14-Sep-05	16-Sep-05	Re: "D" Zone Inquiring about the applicability of the proposed development zone on the above noted property. Upon further review of the "D" zones, ZBR staff have determined property can be zoned E2 and G1.
n/a	14-Nov-05	14-Nov-05	Re: R3-3 zone regulations Following email response, faxed copy of R3 base zone regulations, R3 - Infill reg., R3-30, & Res. General Provisions.
1	23-Nov-05	24-Nov-05	Re: E3 zone uses and regulations Responded re: existing and proposed OP and Zoning Context. Directed inquirer to the website re: proposed E3 uses and regulations and informed that site plan was not a requirement as the lands did not front on a road identified as being subject to site plan control.
n/a	28-Jul-05	n/a	Re: OS3 (Cemeteries in Mississauga) E-mailed letter of their comments regarding proposed zoning regulations for cemeteries
n/a	22-Sep-05	22-Sep-05	Re: notification request. Public meetings
n/a	27-Sep-05	27-Sep-05	Re: Property on Dundas St. W.
n/a	3-Oct-05	4-Oct-05	Re: Property on Eglinton Ave. E
n/a	10-Oct-05	12-Oct-05	Re: Properties on Dundas St. E. Inquiring when new by-law will take effect.
n/a	1-Nov-05	1-Nov-05	Re: Inquiry re. zoning confirmation (N/A to Draft Zoning By-law) Request forwarded to Counter Planner for response
n/a	8-Nov-05	8-Nov-05	Re: Proposed D-8 Zone Request for letter stating position on farm assessment
n/a	9-Nov-05	9-Nov-05	Re. Request for information on Zoning regulation of Adult Uses
n/a	14-Nov-05	14-Nov-05	Re: Inquiry into R3-3 zone development standards.

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1	22-Nov-05	22-Nov-05	Re: Property on Cayuga Drive
7	22-Nov-05	23-Nov-05	Re: Property on Hurontario St.
n/a	23-Nov-05	23-Nov-05	Re: Checking status for Zoning By-law Request for info re. public meetings/commenting opportunities
n/a	23-Nov-05	23-Nov-05	Re: Inquiry into where Draft Zoning By-law can be viewed on-line
1	24-Nov-05	n/a	Re: Property on Cayuga Drive Related to previous e-mail of November 22/05
1	23-Nov-05	24-Nov-05	Re: Property on Haines Road
5	30-Nov-05	2-Dec-05	Re: Property on Hurontario St.

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Written Correspondence			
Ward	Date Received	Response Sent	Comments
7	28-Jan-05	15-Feb-05	Re: Commercial Request for C3 Zoning for property on Dundas Street W.
1	19-Feb-05	27-Jun-05	Re: Residential Suggested change from Residential to Commercial zoning for Dixie Road, south of The Queensway, north of the QEW.
1	21-Feb-05	27-Jun-05	Re: Residential Complaint about FRAM Development (Port Credit - Starch Lands).
1	11-Mar-05	15-Mar-05	Re: Residential Resident would like to see the zoning of property change in order to permit multi-residential.
9	8-Mar-05	not required	Re: Draft ZBL/Mississauga Plan Amendments (Employment) Property on Argentia Rd. No written response required.
n/a	11-Mar-05	14-Mar-05	Re: Employment Request for proposed zoning information for their properties.
5	21-Mar-05	21-Mar-05	Re: Place of Religious Assembly Property in Malton.
n/a	6-Apr-05	3-May-05	Re: Commercial/Employment Proposed zoning for Home Depot store sites.
5	11-Apr-05	not required	Re: Malton Planning District Refer to letter for details.
n/a	11-Apr-05	by phone	Re: Property on Clarkson Rd. S. Faxed schedules/sketches
3	14-Apr-05	n/a	Re: Commercial Property on Dundas St. E. expressed support of proposed new zoning for these properties.
1	20-Apr-05	25-May-05	Re: Residential Property on Front St. N.
5	6-May-05	25-May-05	Re: Commercial/Employment Properties on Derry Rd. E.
6	11-May-05	20-May-05	Re: Employment Business Employment property.
3	11-May-05	13-May-05	Re: Employment Property on Dundas St. E.
2	13-May-05	25-May-05	Re: Residential/Greenbelt/Commercial Properties on Southdown Rd. and Lakeshore Rd. W.
3	13-May-05	25-May-05	Re: Residential Property east side of Tomken Rd., south of Burnhamthorpe Rd.
n/a	12-May-05	8-Jul-05	Re: Commercial Canadian Petroleum Products Institute (C.P.P.I.) Gas Bar/Convenience Retail and Service Kiosks
5	18-May-05	30-May-05	Re: Employment International Centre lands.
7	18-May-05	19-May-05	Re: Commercial/Request for Notification Property on Dundas St. W. and request for notification of all upcoming meetings.

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8	20-May-05	25-May-05	Re: Greenbelt Properties on Mississauga Rd.
2	31-May-05	31-May-05 by phone	Re: Letter (May 24/05) Resident received notice. Faxed in a request for information about proposed change for property at Lakeshore and Southdown.
1	31-May-05	1-Jun-05	Not applicable to Draft ZBL Snow clearing concerns and practices (ZBR phone inquiry).
5	2-Jun-05	not required	Re: Letter (May 24/05) Property belongs to the GTAA and municipal zoning by-laws do not apply.
1	6-Jun-05	8-Jul-05	Re: Draft ZBL Comments Faxed in letter. Various issues/concerns mostly By-law Enforcement related.
7	7-Jun-05	03-Aug-05 08-Aug-05	Re: Letter (May 24/05) Property on Hurontario St., south of Dundas St. Confirming proposed zoning changes and effects on existing zoning/by-law amendment.
7	6-Jun-05	13-Jun-05	Re: Letter (May 24/05) Received notice. Attended City-wide Open House. Resident requested letter and further info be sent.
6	21-Jun-05	21-Jun-05	Re: Letter (May 24/05) Received notice. Inquiring about property on Falconer Dr.
1	28-Jun-05	29-Jun-05	Re: Letter (May 24/05) Requested proposed zoning information for property on Hurontario St.
1	30-Jun-05	5-Jul-05	Re: Commercial/Employment Property (south of Dundas St., east of Dixie Rd.)
n/a	11-Jul-05	22-Jul-05	Re: Draft ZBL Comments
9	5-Jul-05	5-Jul-05	Re: Draft ZBL information Inquiring about proposed zoning for property at southeast corner of Highway 401 and Tenth Line W.
5	8-Jul-05	22-Jul-05	Re: Letter (May 24/05) Property on McLaughlin Rd. Owners received notice.
4	8-Jul-05	not required	Re: City Centre N/W corner of Confederation Pkwy & Rathburn Rd.
6	11-Aug-05 (fax) 15-Aug-05 (ltr)	15-Aug-05	Re: Place of Religious Assembly Property on Britannia Rd. W.
4	23-Aug-05 (fax)	23-Aug-05 by phone	Re: City Centre N/W corner of Confederation Pkwy & Rathburn Rd.
4	31-Aug-05	not required	Re: City Centre N/W corner of Confederation Pkwy & Rathburn Rd.
1	3-Oct-05	11-Oct-05	Re: Inquiry Property on Hurontario St.
n/a	13-Oct-05	Not Required	Re: Denturists ZBR Team copied on letter from Denturist Association of Ontario to Minister of Finance.
5	18-Oct-05	14-Nov-05	Re: Commercial Heartland Power Centre
5	21-Oct-05	23-Nov-05	Re: Inquiry Property on McLaughlin Road

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6	27-Oct-05	not required	Re: Inquiry Property on Campobello Road. Confirmation of phone conversation.
n/a	2-Nov-05	n/a	Re: Inquiry ELIA Corporation lands in City of Mississauga

New Draft Zoning By-law

File:BL.09-COM

Agency Comments

The following is a summary of comments from agencies and departments regarding the new Draft Zoning By-law circulated January 2005.

Agency / Comment Date	Comment
Region of Peel (July 14, 2005)	The Region has suggested some changes to wording in the Draft Zoning By-law with respect to physical services and utilities and requested clarification on the proposed zoning for a number of Regional properties.
Ontario Realty Corporation (July 5, 2005)	ORC raised concerns about permitted uses in proposed 'D' zoning.
Bell Canada (September 9, 2005)	Bell Canada suggested some wording changes to the Physical Services and Utilities Section of the new Zoning By-law
Community Services (September 9, 2005)	The Community Services has provided ongoing comments during the review process to ensure compatibility of City-owned properties with the proposed zoning.
Dufferin-Peel Catholic District School Board (March 29, 2005) and the Peel District School Board (June 16, 2005)	The Dufferin-Peel Catholic District School Board provided comments on a number of land swaps with the City that require mapping and zoning changes. The Peel District School Board indicated that the golf course could be removed from the permitted uses on Britannia Farm. Both School Boards requested that accessory uses for schools be defined in the new Zoning By-law to include, day cares, summer camps, places of religious assembly and other community uses.
Credit Valley Conservation (April 18, 2005)	Credit Valley Conservation commented on providing expanded wording in the General Provisions with respect to reconstruction of a building in a hazard area and advised of potential mapping changes.
Toronto and Region Conservation Authority (August 5, 2005)	Toronto and Region Conservation Authority (TRCA) commented on expanding the area of the proposed Greenbelt Overlay and providing setbacks to the proposed Greenbelt Overlay. TRCA also commented on minimum setbacks to Greenbelt zones that are included in the Draft Zoning By-law.
	The Transportation and Works Department commented on the minimum lot frontage required for a hammerhead driveway.
City Transportation and Works Department (April 4, 2005)	The Transportation and Works Department commented on the minimum lot frontage required for a hammerhead driveway.
City Community Services Department - Planning and Administration Division (September 9, 2005)	The Community Services Department has provided ongoing comments during the review process to ensure compatibility of City-owned properties with the proposed zoning.

New Draft Zoning By-law

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Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments during this circulation:</p> <p>Le Conseil Scolaire Public de District du Centre-Sud Quest Enersource Hydro Mississauga Conservation Halton</p>

New Draft Zoning By-law

File:BL.09-COM

DRAFT ZONING BY-LAW – FREQUENTLY ASKED QUESTIONS

GENERAL:

Q Why has the City prepared a new Zoning By-law?

A The City currently has four Zoning By-laws that are applicable to different areas. These existing Zoning By-laws are outdated and irrelevant for much of the development that is taking place in the City. In addition, the language in the current Zoning By-laws is often vague and subject to misinterpretation. Most importantly, a Zoning By-law should implement the policies of the Official Plan and the current Zoning By-laws are not compatible.

Q When will the new Zoning By-law come into effect?

A Once the official public meeting has been held, staff will review any additional comments received at the meeting and finalize the new Zoning By-law and bring it forward to Planning and Development Committee as soon as possible.

Q Who has reviewed the Draft Zoning By-law?

A The Draft Zoning By-law has been circulated to internal City Departments and external agencies such as the Region of Peel, School Boards, Conservation Authorities and the Utilities and comments have been received from most of these.

Q Will my assessment change as a result of my zoning changing?

A No, the assessment of a property is not generally affected by the zoning, but rather the use of the property. For example, if your property is currently zoned 'A' – Agricultural and is proposed to be changed to 'D' Development zone and the use of the property is a detached dwelling, the assessment will not change.

Q How do I know how words in the new Zoning By-law are defined?

A There is a definition section (Part 2) in the new Zoning By-law and any word that is bolded in the new Zoning By-law is defined in the definitions section of the By-law.

Q How is established grade to be calculated?

A As a result of concerns raised in some Wards, a review of the established grade definition has been undertaken and revisions have been proposed. To address the height issue in residential zones, a new definition of *average grade* has been introduced that would apply to detached and semi-detached, duplex, or triplex dwellings by taking the average calculation of six grades along the side lot lines. The existing *established grade* definition will apply to all other types of residential and non-residential buildings.

Q What will happen to minor variances to the existing By-laws?

New Draft Zoning By-law**File:BL.09-COM**

- A** Any variances that have been granted to regulations such as lot frontage, setbacks or parking that are legally existing at the time of passing of the new Zoning By-law will be deemed to comply with the new Zoning By-law. Variances for use will no longer be valid under the new Zoning By-law and further variances to the new Zoning By-law may be required.
- Q** What happened to the old 'A' Agricultural zones?
- A** As the new Zoning By-law implements Mississauga Plan, which does not include Agricultural designations, the properties with 'A' Agricultural zones have been changed. If a small parcel of Agricultural zoning contained a residential dwelling and was designated Low Density Residential, the zone was changed from 'A' to 'R1', which is the lowest density residential zoning requiring lots with a minimum frontage of 22.5 m (73.8 ft.). If lands zoned 'A' were designated any other designation, the properties have been given a 'D' Development zone, which allows an existing use to continue. The same approach was taken for existing 'RR' Rural Residential and 'RS' Residential Suburban zoned properties, which are no longer relevant zones.
- Q** What happens to lands that contain uses that do not conform to Mississauga Plan.
- A** Generally, the zoning in the Draft Zoning by-law is in conformity with Mississauga Plan. Where the use does not comply (ie. a residential zone with a detached dwelling located in an Industrial designation), the property has been given a 'D' Development Zone that permits the existing use to continue and in limited circumstances to expand. The Development zone indicates that the property should be rezoned in the future to be in conformity with Mississauga Plan policies.
- Q** Are there provisions to control lighting in the new Zoning By-law?
- A** Impacts from lighting have become an increasing concern between non-residential and residential properties and to a lesser extent between residential properties. While the existing zoning by-law has some existing regulations restricting lighting, we would note that Section 34 of the Planning Act does not allow a municipality to regulate lighting through zoning. Therefore, lighting regulations have not been included in the new zoning by-law and a suggestion has been made to the Enforcement Division to look into the possibility of controlling lighting through a lighting by-law passed pursuant to the provisions of the Municipal Act.
- Q** Are satellite dishes controlled in the new Zoning By-law?
- A** When regulations concerning satellite dishes were originally drafted, the dishes' large size made them considerably obtrusive, visually unattractive, and limitations were implemented to only permit them in back yards and on rooftops exceeding 3 storeys. The new dishes, measuring less than 1.0 m in diameter are more benign and have much less visual impact on neighbouring properties. Therefore, regulations for satellite dishes

New Draft Zoning By-law**File:BL.09-COM**

exceeding 1.0 m in diameter have been included in the zoning by-law for Council's and public consideration.

RESIDENTIAL

Q What changes are being made to Residential zones?

A For the most part, residential detached dwelling zones are retaining the same regulations with respect to setbacks, lot frontage and area, but some of the names of the zones are changing. Additional regulations are being added for townhouse zones that reflect current Council endorsed design guidelines and new regulations have been included for Apartment zones that regulate height (in metres/feet), number of storeys, and Floor Space Index (FSI) in accordance with Mississauga Plan policies. Accessory units (basement apartments) are not permitted in the Draft Zoning By-law. Recreational vehicles or boat/trailers are proposed to be permitted on a driveway subject to regulations. Home-based occupations such as an office, personal care, artist, or tutoring, have been introduced as a permitted use in detached dwellings subject to strict regulations. Swimming pool regulations have been introduced with minimum setbacks to property lines and gazebos will be permitted as an accessory structure in a rear yard subject to regulations.

CITY CENTRE ZONES

Q What changes are being made to City Centre Zones?

A No substantive changes have been made to the City Centre Zones.

COMMERCIAL

Q What changes are being made to Commercial Zones?

A The current 31 commercial zones in the four existing by-laws have been collapse into 5 base zones that reflect the four Commercial designations in Mississauga Plan. A new generic definition of Retail Store replaces a long list of retail establishments, which will have the effect of increasing the number of uses permitted in commercial properties throughout the City and decreasing the number of existing special sections and variance applications.

INDUSTRIAL

Q How have industrial zones changed?

A The existing industrial zones are being changed to Employment Zones to be consistent with Mississauga Plan terminology and policies. Permitted uses have been expanded through more generic terminology.

GREENBELT ZONES

Q What changes have been made to Greenbelt Zones?

New Draft Zoning By-law

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- A** There are now 2 greenbelt base zones. The G1 zone is proposed for natural hazard lands and the G2 zone is proposed for natural features. A Greenbelt Overlay is being introduced to identify lands that may have a development constraint due to natural hazards, but are not zoned Greenbelt. The lands covered by the greenbelt overlay include those lands designated Greenbelt in Mississauga Plan, lands within the regulatory floodplain and special policy areas. Development on lands located within a greenbelt overlay will require approval or exemption from the City and Conservation Authority.